

# Welcome to 10 Turgeon Private

Executive freehold end unit townhome, conveniently located close to downtown and the Byward Market. Open concept living/dining room with corner gas fireplace, hardwood floors and access to balcony. Beautiful gourmet kitchen with island/breakfast bar. Main floor powder room and laundry. Master bedroom and den/loft on 3rd floor with access to south-facing rooftop deck. Renovated full bathroom with ceramic tile and granite. Attached garage with inside entry.

## Room Dimensions

### MAIN LEVEL

Entry Foyer	Main	
Powder Room	Main	2 piece
Laundry Room	Main	

### SECOND LEVEL

Living Room	2nd Level	16.09 X 11.00
Dining Room	2nd Level	10.00 X 9.04
Kitchen	2nd Level	10.00 X 10.00

### THIRD LEVEL

Master Bedrm	3rd Level	15.06 X 12.00
Den/Loft	3rd Level	10.10 x 10.01
Full Bathroom	3rd Level	4 piece

### BASEMENT

Unfinished  
Storage

## Special Features

### **Exterior appeal:**

- \* Located close to downtown, the Byward Market, parks, public transit, shops and restaurants
- \* Low maintenance brick exterior
- \* Brick interlock walkway
- \* Attached garage with inside entry
- \* Executive style townhome with attractive entry door
- \* Spacious 'rooftop' south-facing deck

### **Interior appeal:**

- \* Entry foyer with ceramic floor and double closet
- \* Main floor powder room and laundry
- \* Open concept second floor with hardwood floors
- \* Living room features a corner gas fireplace
- \* Dining room has access to balcony
- \* Bright gourmet kitchen with maple cabinets, gas stove and island/breakfast bar
- \* Third floor den/loft with access to deck
- \* Master bedroom includes a walk-in closet
- \* Beautifully renovated full bathroom with ceramic floor and granite countertop(2007)
- \* Unfinished basement with lots of storage space

**Inclusions:** Refrigerator, Gas Stove, Dishwasher, Hood Fan, Washer, Dryer, All window coverings, All Light Fixtures, Automatic Garage Door Opener

**Exclusions:** Clothes organizers in basement

\*\*Taxes as per City of Ottawa Tax Estimator

## Property Details

<b>List Price:</b>	\$ 319,900
<b>Year Built:</b>	1998 approx.
<b>Lot Size:</b>	15' x 32'
<b>Heating:</b>	Forced Air Gas - Air Conditioning
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	Attached Garage - Inside Entry
<b>Possession:</b>	May 2009 or TBA
<b>Taxes:</b>	\$3287/2008
<b>Common Fee:</b>	\$808.39 per year

All above mentioned information is believed to be accurate but is not warranted.